

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
RTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – MARCH 17, 2004

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, March 17, 2004, at the Township Municipal Building by Chairman, Larry Smith.

Present: Chris Eckert, Matt Connell, Dave Gordon, Dave Johnson, Larry Smith, Dick Rodenbach, Engineer Chris McDermott, Atty. Tim McManus and Planning Director David Albright.

Absent: Jim Connor.

Minutes. On motion made by Dick Rodenbach, seconded by Matt Connell it was voted to approve the minutes of the February 18, 2004, meeting as distributed. (6-0)

Submittals:

S&S Homes, Inc. (Lot line adjustment) Robert Beers, P.L.S. (plan date 3/4/04) (received 3/4/04) Engineer Chris McDermott suggested road names be put on the plan and a modification on the scale. With those comments, Engineer Chris McDermott felt the plan was ready for acceptance. On motion made by Dave Johnson, seconded by Matt Connell it was voted to accept this plan for review. (6-0) (SEO comments: no planning module required)

Warnken, Kathleen. (Major Subdivision) Robert Beers, P.L.S. (plan date 2/27/04) (received 3/4/04) Engineer Chris McDermott had suggested Mr. Beers check section 801A road frontages. A brief discussion ensued as to whether this plan was a major or minor subdivision. Engineer Chris McDermott felt the plan was ready for acceptance as a major subdivision. On motion made by Dick Rodenbach, seconded by Dave Gordon it was voted to accept this plan for review as a major subdivision. (6-0) (plan date 2/27/04) (received 3/4/04) (SEO comments: testing in progress planning module required)

Whispering Woods Lot 12 & 13 (Lot line adjustment) Frank Smith P.L.S. of LTS Dev. Engineer Chris McDermott said everything was in order with this plan. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (6-0) (Plan date 3/4/04) (received 3/5/04) (SEO comments: testing in progress no planning module required)

Plan Review:

Kreger/Chain (Minor Subdivision) Dennis A. Smale, P.L.S. There were documents given to the Township that Engineer Chris McDermott did not receive. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to conditionally approve this plan based on Engineer Chris McDermott's review of the final documents. (6-0) (Plan date 3/14/03) (Received 4/24/03) (Accepted for review 6/18/03) (Open ended waiver received 8/22/03) (Plan tabled 9/17/03, 10/15/03, 11/19/03, 12/15/03, 1/21/04) (Revised 2/9/04) (SEO comments: testing is complete, planning module is ready for approval)

Joshmor Subdivision (Preliminary Major Subdivision) Boucher & James, Inc. 90 day waiver will expire June 16, 2004. Chris Borger of LTS and Doug Homestead of Boucher & James were present to give an update on the progress of this plan. Mr. Borger said a meeting was held with the Board of Supervisors and they spoke on several different issues such as flag lots, trail network design and focus and open space. An application for a zoning variance had been given to the zoning office for on-lot water supply. Potential waivers may include teardrop loops, street lighting and shade trees. Engineer Chris McDermott said that the identification of mature trees on the plan, and take a second look at drainage. In addition, Mr. Borger needs to talk to the Roadmaster about grass vs. stone at the edge of pavement. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to table this plan. (6-0) (Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) (60 day waiver 11/19/03) (Tabled 1/21/04, 2/18/04, 3/17/04) (90 day waiver 2/11/04) (Revised 1/30/04, 2/11/04)

Kal Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. No one was present for this plan, therefore, on motion made by Dave Johnson, seconded by Matt Connell it was voted to table the plan. (6-0) (Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03, 1/21/04, 2/18/04, and 3/17/04) (Open-ended waiver signed 1/21/04) (SEO comments: testing complete planning module ready for approval)

Keystone Auto Sales (Land Development) George Fetchco. Engineer Chris McDermott said that the buffer yards need to be shown on the plan. A brief discussion ensued and on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to conditionally approve this plan based on Engineer Chris McDermott's review of the outstanding issues including drainage, Jim Connor's review of the plantings and receiving the outside agency comments. (6-0) (Plan date 11/6/03) (Received 12/1/03) (Preliminary/Final accepted 12/17/03) (Tabled 1/21/04, 2/18/04) (Revised 2/3/04) (Open-ended waiver received 3/17/04) (SEO comments: testing is complete flow information has been submitted no planning module is required.)

Sabia, Anthony G. (Preliminary Major Subdivision) George Cullora. Mr. Cullora was not present and therefore could not discuss Engineer Chris McDermott's comments. On motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan. (6-0) (Plan date 12/15/03) (Received by township 12/29/03) (Accepted for review 1/21/04) (Tabled 2/18/04, 3/17/04) (Open ended waiver received 3/17/04) (SEO comments: reserve area testing required for the remaining dwellings. Planning module required)

Wystepek, Edward and Barbara (Lot line adjustment) Richard Storm P.L.S. Engineer Chris McDermott went over his comments. A modification waiver is needed on the location scale. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to conditionally approve this plan based on Engineer Chris McDermott's review letter dated 2/16/04 addressing comments #2, 5, 7, and 10 and a modification waiver on the location scale. (6-0) (Plan date 12/2/03) (Received by township 1/5/04) (Accepted for review 1/21/04) (Tabled 2/18/04) (Open-ended waiver received 3/17/04) (SEO comments: no planning module required)

Sketch Plan.

D'Alessandro, Samuel (Land Development Plan) R.K.R. Hess Associates, Inc. A brief history of this plan was presented by Mr. D'Alessandro. This was part of a 4-ac tract. It was subdivided into two (2) lots. It was hard to schedule testing through DEP in the bad weather so a non-building waiver was used, meaning this lot has no sewage. Finally, a date was scheduled with DEP and testing proceeded. This lot was approved for 950 gallons a day with an area for a backup system. Without some kind of a plan for this lot the planning module could not be approved, therefore the sketch plan today shows two different possibilities of a hypothetical plan. Engineer Chris McDermott said these plans had addressed all the issues and if this property were ever to be built on; it would require a land development plan.

Planning Module Approval.

Kreger/Chain (Minor Subdivision) Dennis A. Smale, P.L.S. Helen Beers, SEO presented the planning modules to the Commission for their approval. Everything is in order. On motion made by Dick Rodenbach, seconded by Matt Connell it was voted to approve the planning module. (6-0)

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to adjourn at 9:40 p.m. (6-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary